



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 22, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. R2011-00177-(5)
CONDITIONAL USE PERMIT NO. 201100018
ANTELOPE POWER, LLC
421 SW SIXTH AVENUE
PORTLAND, OR 97204
ANTELOPE VALLEY WEST ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT THE BOARD:

Indicate its intent to deny the appeal of the Los Angeles County Regional Planning Commission's ("Commission") approval, approve the conditional use permit, and instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Conditional Use Permit No. 201100018.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION

The proposed meteorological towers are necessary to gather information that would determine the viability and location of a future wind-powered electric generating facility in the area of the project site.

The proposed design and locations are appropriate because the facilities will generally be on vacant land in five separate locations within the overall 3,284-acre project site. The meteorological towers will be temporary and are Categorically Exempt under Class 6 from the California Environmental Quality Act (CEQA) because they are for the purpose of information collection. Any proposal to install wind-powered commercial electric generating facilities will be the subject of environmental review and requires a public hearing and action by the Regional Planning Commission.

Implementation of Strategic Plan Goals

The proposed project promotes the Strategic Plan Goal of providing Community and Municipal Services to the residents of the County's unincorporated communities. The project would measure environmental factors and determine the future viability of a wind-powered electric generating facility. Exploration of the viability of such facilities encourages the development and utilization of renewable energy projects, which would allow the County to be more energy self-sufficient.

FISCAL IMPACT/FINANCING

The proposed project will have no fiscal impact on Los Angeles County because the subject property is privately owned, and the owner is bearing the full costs of construction.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The applicant, Antelope Power, LLC, requested a conditional use permit to authorize five (5) temporary meteorological towers, 197' 8" (60 meters) tall, on approximately 3,284 acres in the A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area) Zone. Meteorological towers that exceed 85 feet in height on lots greater than two acres, are subject to permit in the A-2 Zone under Sections 22.24.140, 22.52.1620 and 22.52.1640 of the Los Angeles County Code ("County Code"). Approval of the conditional use permit will allow development of the temporary meteorological towers in compliance with Title 22 of the County Code (Zoning Ordinance).

Three of the tower locations are developed with an existing 85-foot tall meteorological tower, and are proposed to be replaced with an approximately 198-foot tall tower; two new 198-foot towers are also proposed, for a total of five towers. Each tower will have a 10 square-foot base and four sets of guy wires with a 164-foot (50 meter) outer radius. Each of the guy wires will be anchored with a six-foot rod encased in Quikrete and a three-inch-by-three-inch plate.

The towers will collect meteorological measurements for a three-year period, and will be removed after the third year and no later than four years from approval of this grant. The meteorological towers will measure environmental factors, and the information gathered from the towers will be used to determine the viability of future wind-powered electric generating facilities in the area of the project site. The visual impact of the tower will be minimal while meeting standards of the Federal Aviation Administration (FAA). A flashing beacon is not required by the FAA, and would not be included on the towers.

The subject property is generally located in the vicinity of 170th Street West near Lancaster Road in the unincorporated community of Antelope Valley within the Antelope Valley West Zoned District. The subject property is comprised of 58 parcels, totaling approximately 3,284 acres. Each meteorological tower will be placed on a vacant parcel. The overall subject property includes a single-family residence, barns, maintenance shed, and trailer as well as three existing meteorological towers 85 feet in height.

On August 10, 2011, this project was approved by unanimous vote by the Regional Planning Commission. The approval was subsequently appealed by Richard Hague, with reasons given for the appeal including effects on fire-fighting air operation with the height of the proposed

meteorological towers and the towers as precursors to a larger project with tall wind turbines affecting fire-fighting air operations.

Pursuant to subsection A of Section 22.60.230 of the County Code, Richard Hague appealed the Regional Planning Commission's decision to the Board of Supervisors on August 18, 2011. A public hearing is required pursuant to Section 22.60.240 of the County Code, and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355, and 65856 relating to notice of public hearing.

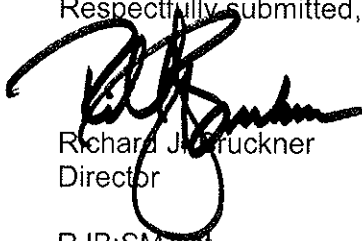
ENVIRONMENTAL DOCUMENTATION

The proposed project is eligible for a Categorical Exemption from CEQA reporting requirements under Class 6 – Information Collection because the purpose of the tower is to collect basic meteorological information, and the design of the tower will not result in a serious or major disturbance to an environmental resource.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed conditional use permit is not anticipated to have a negative impact on current services.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SMI.st

Attachments: Commission Findings and Conditions, Commission Staff Report and attachments, Factual, Site Plan

c: Chief Executive Officer
County Counsel
Clerk of the Board
Assessor
Director, Department of Public Works